

Application Number	19/0283/FUL	Agenda Item	
Date Received	4th March 2019	Officer	Mairead O'Sullivan
Target Date	29th April 2019		
Ward	East Chesterton		
Site	48-50 High Street Chesterton		
Proposal	Part demolition of existing single storey rear element and refurbishment of existing flat and Post Office. Erection of 4no. 1xbed duplex dwellings. Erection of timber outbuilding to provide bin and cycle storage. Demolition of existing outbuilding and shed. Associated landscaping and infrastructure including replacement gates to public highway.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal is of a high quality design and is considered to preserve and enhance the character and appearance of the Conservation Area - The proposal would not have any significant adverse impact on the amenity of surrounding residents - The parking stress survey found there to be adequate availability for overnight on-street car parking on the surrounding streets
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is 48-50 High Street Chesterton. The existing property comprises a two storey building which includes the Post Office and a residential 2 bed flat to the rear and on the first floor. There are some outbuildings on site one of which, an old stable building, has some historic interest. The rear of the site is currently a garden for the existing flat.
- 1.2 The site lies within the Chesterton Conservation Area. It is in close proximity to the Grade I Listed Chesterton Tower which lies to the south of the site. The adjacent buildings to the west, no's 42-46 High Street, are Buildings of Local Interest (BLIs). The area is predominantly residential in character but is surrounded by commercial uses as the front of the site is within the Chesterton High Street Neighbourhood Centre. The site lies outside of the Controlled Parking Zone.
- 1.3 The site to the east is a detached building and is in A1 use as a cycle shop. The buildings to the west at the front of the site are a terrace of C3 residential dwellings. Alan Percival Court lies adjacent to the rear of the site. This is a detached building accessed from Chesterton Road which provides 16 flats for over 55s. The garages associated with the residential flats within its curtilage run along the southern boundary of the application site.
- 1.4 The area has a mixed character and there are a number of examples of back-land development nearby

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the construction of four duplex one-bedroom dwellings to the rear of the site. Part demolition of the existing extension to the post office is proposed with refurbishment of the existing flat and post office. The existing store building is proposed to be rebuilt to provide bin and cycle storage. The existing outbuilding and shed to the rear are proposed to be demolished. Associated landscaping and infrastructure works are proposed including replacement gates to the public highway.
- 2.2 The proposed new building would be sited at the end of the garden. It is proposed to be L shaped and would run hard

against the western boundary. The end unit turns the corner and runs hard on the southern boundary of the site. The building comprises 4 dwellings. Plots 1-3 provide between 59 and 60 sqm of internal space each. Plot 4 is the end plot and provides 74.8sqm of internal space. All of the dwellings are one-bedroom units. Plots 1-3 have small front courtyard gardens. Plot 4 has a roof terrace on the southern elevation.

- 2.3 The building is proposed to have a brick base with exposed steel lintels above the windows and doors. The first floor is proposed to be clad in vertical timber. The roof is proposed to be natural slate with zinc clad dormers in a colour to match the roof slates. The dormers are proposed to the east elevation of plots 1-3 and on the north elevation of plot 1.
- 2.4 The existing post office building is proposed to be refurbished and part of the ground floor extension is proposed to be demolished. The residential flat and post office are to be retained. The existing single storey extension is proposed to be partially demolished. This would reduce the extent of the kitchen/living room but would provide a substantial sized rear garden for the retained flat.
- 2.5 The plans were amended as part of the application in response to comments from the Conservation Officer. A parking survey was also provided which looks at the availability for overnight on-street parking on the surrounding streets. The ground floor glazing to plot 4 has been amended to protect the amenity of the courtyard to plot 3.

3.0 SITE HISTORY

- 3.1 There is no site history of relevance to the consideration of the current application.

4.0 PUBLICITY

- 4.1 Advertisement: Yes
- Adjoining Owners: Yes
- Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1 3 28 31 32 33 35 36 50 51 52 55 56 57 58 61 71 81 82

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
Previous Supplementary Planning	Sustainable Design and Construction (May 2007)

Documents	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	Chesterton and Ferry Lane Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No Objection: On highway safety grounds. There are no controls to on-street car parking in the area so the development may increase demand for on-street car parking. This is unlikely to impact on highway safety but may impact on residential amenity. A condition requiring adequate drainage measures to ensure that water does not drain onto the public highway is recommended.

Environmental Health

- 6.2 No objection: In the interests of amenity, conditions are recommended which relate to demolition/construction hours, demolition/construction collection/delivery hours and piling. An informative about low NOx boilers is also requested.

Fire and Rescue

- 6.3 No objection: The Fire Authority request that provision of fire hydrants be required through planning condition or S106. Access and facilities for the Fire Service will be dealt with by Building Regulations.

Urban Design and Conservation Team

First comment

- 6.4 Objection: The proposal is contrary to policies 61 and 62 of the Cambridge Local Plan (2018) and the NPPF. The development of the backland behind the Post Office is likely only to have modest impact on the character of the CA. However, the site is relatively near Chesterton Tower, a Grade I Listed Building and there may be the possibility of there being some archaeology relating to the lengthy history of this area. This could be dealt with via condition. There is no objection to the demolition of the modern, rear extension on the back of the Post Office. There is a very strong objection to the demolition of the historic outbuilding; this should be the subject of restoration and conversion, not demolition and reproduction. The type and form of new build proposed seems about right for this location and the overall dwelling type, if well executed in decent materials, could be low-key and appropriate for this part of the Conservation Area. There is one aspect that is very disappointing and that is the detailing of the end unit (the one facing back up the site towards the entrance onto the High Street). The use of some visual focus to the scheme when looking down the plot was discussed extensively during the pre-app. period but seems to have vanished from the design. The unit also seems to have expanded to occupy more area towards the Eastern boundary. This makes it even more important that the design has some sort of focus at the end of the vista. The first floor terrace for the end unit has not appeared before and it is not clear if it is adequate for the purpose. The design and

materials of the new gate into the site will be important and this could be dealt with by Condition. Likewise, the making good of the end of the existing Post office should be controlled by condition.

Second comment

- 6.5 No objection: The problem with the outbuilding [for bin & bike store] could be resolved by condition. The problems with the demolition & making good of the existing Post Office could also be resolved via condition. The lack of a visual focus looking down the site has been partially addressed by creating the front door and a lobby as a single storey element pushed out to the boundary. It may be that by utilising the [currently missing] lintel and the flat roof parapet/coping, something decorative could be designed to draw the eye and provide the necessary visual focus. Details could be provided by condition. The requested conditions listed in the first set of comments remain relevant.

Head of Streets and Open Spaces (Landscape Team)

- 6.6 No objection: Three conditions are recommended in relation to hard and soft landscape details, implementations and boundary treatment.

Drainage

- 6.7 No objection: A suitable surface water drainage strategy has been submitted; however, details of the management and maintenance of the system is required by condition.
- 6.8 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 9 Alan Percival Court, High Street
 - Cambridge Past, Present and Future
- 7.2 The representations can be summarised as follows:

- There should be no windows, skylights or flues in the wall or roof which faces Alan Percival Court. This should be conditioned in perpetuity to protect the amenity of adjacent residents.
- Overdevelopment and insensitive to the surrounding character.
- The roof should be clad in high quality slates. Zinc would be too industrial.
- Share the concerns of the Conservation Officer
- Approval should be contingent on comments from the Fire Authority
- Will exacerbate parking and congestion in the area.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces and impact on heritage assets
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Air quality, noise and vibration
6. Inclusive access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations

Principle of Development

8.2 The proposal involves the subdivision of the plot and development of garden land. As a result, policy 52 is relevant. This states that the subdivision of an existing residential plot will only be permitted where:

- a) The form height and layout is appropriate to the surrounding character
- b) Sufficient garden space is provided to the new dwellings and retained by the existing dwelling and any trees worthy or retention are kept
- c) The amenity and privacy of surrounding occupiers and future occupiers is protected
- d) Provision is made for adequate amenity space, vehicular access and parking for the existing and proposed dwellings
- e) There is no detrimental effect on the potential comprehensive development of the area

8.3 Criterion e is not relevant. I will assess the proposal against the remaining criteria under the relevant headings below.

Context of site, design and external spaces and impact on heritage assets

8.4 The site lies within the Conservation Area and is in close proximity to the Grade I listed Chesterton tower. High Street Chesterton has quite a mixed character and there are a number of other examples of back-land development in the vicinity including the adjacent Alan Percival Court building. The works to the existing building include the demolition of part of the single storey rear extension and the conservatory to provide a garden space for the retained flat. There is no objection to this demolition as these extensions are of no architectural or historical interest. Details of the making good works are recommended to be dealt with through condition. The only element which would be prominent in views from the street would be the new gates proposed. The existing gates are of no merit and their removal is of no concern. The new gates are shown to be railing style to allow views into the site. The gates are proposed to be powder coated to match the windows. Details are recommended to be dealt with by condition.

8.5 The Conservation Officer is satisfied that the scale and form of the development is acceptable for this part of the Conservation Area but had some concerns about detailed elements of the scheme. The applicant has amended the plans to respond to comments from the Conservation Officer in relation to the end unit. The Conservation Officer requested that Plot 1 have a level of detail which would draw the eye and be a feature when viewed from the street. The applicant amended to plans to

include a porch to this unit as well as a Juliet balcony at first floor and some hit and miss brick work at ground floor. This detail does help draw the eye, but the Conservation Officer considers that some decorative details could be added to the lintel and flat roof parapet. Details are recommended to be provided by condition. Other detailed elements such as brickwork and timber samples and roof and dormer details are also recommended to be dealt with by condition.

- 8.6 The Conservation Officer expressed concerns about the demolition and rebuilding of the old stables. The structure is greater than 115 cubic metres in volume so its demolition requires consent as it is relevant demolition in the Conservation Area. His preference is that the store be retained and refurbished. This is not possible due to the poor condition of the structure, so his second preference is that the stables are carefully surveyed and rebuilt to be an exact replica of the existing structure rather than a similar copy. Details of the re-provided stable, included the methodology for demolition, a survey of the structure and details of construction are recommended to be dealt with by condition. The stables would be used for bin and bicycle storage for the existing flat and new units.
- 8.7 The Landscape Officer has no objection to the proposal subject to conditions requiring details of hard and soft landscape and boundary treatment. I share her view and consider the development would provide a pleasant landscaped area to the rear of the site. There is a large tree in the adjacent site which would not be impacted by the proposed development.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58, 59 and 60.

Carbon reduction and sustainable design

- 8.9 Timber used in the development would be sourced from a sustainable source. The development would meet with the building regulations requirement to have 75% energy efficient lighting, high efficiency boiler and to limit air leakage and thermal bridging. The development is designed to use low carbon technology and to use passive energy techniques to limit energy consumption. I have recommended a water efficiency condition.

8.10 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policy 28 and the Sustainable Design and Construction SPD 2007.

Integrated water management and flood risk

8.11 The Drainage Officer has confirmed that they have no objection to the development subject to a condition requiring details of surface water drainage to be provided. I recommended a suitable condition.

8.12 In my opinion, subject to condition, the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Air quality, noise and vibration

8.13 The Environmental Health Officer has no objection to the proposed development subject to conditions relating to construction hours, collections during construction and piling. An informative about low NOx boilers is also requested. I have recommended all three conditions and the suggested informative.

8.14 In my opinion, subject to the conditions I have recommended, the applicants have suitably addressed the issues of air quality, noise and vibration, and the proposal is in accordance with Cambridge Local Plan (2018) policies 35 and 36.

Inclusive access

8.15 I am satisfied that the proposed dwellings are of a size and layout that could meet with part M4(2) of Building Regulations. I recommend a condition requiring the dwellings to comply with M4(2) to ensure they comply with policy 51 of the Local Plan.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 51, 56 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

Impact on no 46 High Street and 52

- 8.17 Directly to the east of the site is a bicycle shop (no 52) and the garden here appears to be used in association with the retail unit so there is no residential amenity concerns, in terms of enclosure or loss of privacy as this is a commercial use rather than residential. The extension to the existing building is proposed to be partially demolished which reduces the overall massing and results in a better relationship between no 46 and the application site as the current extension runs along the whole eastern boundary of no 46 and its reduction will reduce enclosure to the garden. Plot 1 would be located adjacent to the end of the rear garden to no 46. The building would be 2.5m from the end of the rear garden and 14m from the back of no46. The new building will result in some enclosure to no 46 but this would be limited to the end of the garden, so I do not consider the impact significantly harmful to warrant refusal.

Impact on the retained flat at 48-50 High Street

- 8.18 Plot 1 lies directly adjacent to the new rear garden to the retained flat. The new building would result in some enclosure to the garden but again only the end of the garden would be impacted. Two new trees are proposed which would further soften the impact of the gable end adjacent to the garden. The applicant has provided shadow plans which show the new building will result in some overshadowing to the end of the garden to the retained flat but given this is limited to the end of the garden I am satisfied that the impact would not be significantly harmful to warrant refusal. There are no windows proposed in the north elevation of plot 1 so I am satisfied the proposal would not impact on the privacy of no 46 or 48-50. I recommend a condition to restrict permitted development rights for windows to protect the amenity of 46 and 48-50. The proposal would result in some comings and goings adjacent to the kitchen and living rooms space of the retained flat but I am satisfied that some defensive planting adjacent to the living room window would be sufficient to protect the privacy of the occupiers of this flat. This can be dealt with through the hard and soft landscape condition.

Impact on Alan Percival Court

- 8.19 Alan Percival Court lies to the west of the site and comprises a block of retirement flats. There would be approximately 5m between the eastern elevation of Alan Percival Court and the proposed new buildings. The plans show a row of sheds within Alan Percival Court that would sit between the main court building and the application site. No windows are proposed on the west facing elevation and I am recommending a condition to restrict permitted development rights for new windows on this elevation to protect the amenity of the adjacent occupiers. The applicant has provided a section showing outlook from the windows on Alan Percival Court. None of the windows in this elevation serve as primary outlook from habitable rooms. The proposed new building would result in some enclosure to these windows but due to the separation distance and eaves height with the roof sloping away from the boundary this would not be significantly harmful to warrant refusal. The shadow plans indicate no significant overshadowing of Alan Percival Court.
- 8.20 In my opinion the proposal adequately respects the residential amenity of its neighbours, and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 52, 55 and 56.

Amenity for future occupiers of the site

- 8.21 All of the proposed new units meet with the Nationally Described Space Standards as required by policy 50. The retained flat is also 73.2sqm in size and meets the standard. All of the new units have an element of external amenity space which is also a requirement of policy 50. All of the units are one bedroom and are unlikely to be occupied by a family so the small size of the external space provision is considered to be adequate. The glazing to plot 1 at ground floor has been amended to protect the privacy of the courtyard garden of plot 2. I am satisfied that adequate garden space is proposed for the retained 2 bedroom flat. In my view the development would provide a high-quality living environment for future occupiers. The below table illustrates internal and external space provision for the units. I recommend a curtilage condition to ensure the garden plots shown are provided in perpetuity and a condition to ensure the garden space left for the retained flat is provided

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	2	2	58	59.8	+1.8
2	1	2	2	58	59.6	+1.6
3	1	2	2	58	59.6	+1.6
4	1	2	2	58	77.1	+19.1

Size of external amenity space:

Unit	Approx. external amenity space
1	18sqm
2	13sqm
3	11sqm
4	5.3sqm
Retained flat	37sqm

8.22 In my opinion the proposal provides a high-quality and accessible living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 52.

Refuse Arrangements

8.23 The bins are proposed to be stored in the rebuilt timber outbuilding towards the front of the site. This is within 15m of the public highway so would be in line with RECAP guidance for bin drag distances.

8.24 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.25 The Highway Authority has no objection to the development on highway safety grounds subject to a condition to ensure the development does not drain onto the highway. I share their view and have recommended the condition.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.27 The site is located in a sustainable location, within a Neighbourhood Centre and within close proximity to pedestrian, cycle and public transport links. Due to the narrow nature of the site it is not possible to provide off-street car parking. The site lies outside of the controlled parking zone and there are no controls on off-street car parking in the area. The applicant has provided a Parking Beat Study to assess the overnight availability of on-street car parking. The survey covered an area of 200m walking distance from the site. The survey was conducted at 00:30 and 05:30 on Tuesday 21st and Friday 24th May 2019. The study found between 39 and 42 space were available (51% parking stress). I am satisfied that there is adequate capacity for on-street car parking on the surrounding streets should there be demand from the site
- 8.28 The proposal shows 8 cycle parking spaces within the rebuilt store. This exceeds the policy requirement and is acceptable. As noted above, details of the methodology and materials to be used to rebuild the store are required by condition.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52 and 82.

Other

- 8.30 Cambridge Fire and Rescue has commented on the application. They have requested that fire hydrants be provided as part of the development either through condition or s106. I have recommended a condition requiring details of fire hydrants to be submitted prior to occupation of the units.

8.31 The Biodiversity Office has not commented on the application. However, I recommend that details of bat boxes are conditioned in line with the recommendation of the bat survey.

Third Party Representations

8.32 I have addressed the majority of the issues raised by the third party representations within the body of my report. I will cover any outstanding matters in the below table.

Representation	Response
There should be no windows, skylights or flues in the wall or roof which faces Alan Percival Court. This should be conditioned in perpetuity to protect the amenity of adjacent residents.	I have recommended a condition to restrict pd rights for windows on the western side elevation. See paragraph 8.19
Overdevelopment and insensitive to the surrounding character.	The proposal is considered to preserve and enhance the character and appearance of the Conservation Area. See paragraphs 8.4-8.8
The roof should be clad in high quality slates. Zinc would be too industrial.	The roof would be finished in natural slate with zinc clad dormer. I consider this to be acceptable in design terms. The Conservation Officer has requested details of the roof to be dealt with by condition.
Share the concerns of the Conservation Officer	The Conservation Officer is satisfied with the amended proposal subject to conditions.
Approval should be contingent on comments from the Fire Authority	The Fire Authority has no objection to the proposal subject to a condition requiring fire hydrants.
Will exacerbate parking and congestion in the area.	The parking beat study provided illustrates that there is overnight capacity for on-street car parking on the surrounding street.

9.0 CONCLUSION

- 9.1 The proposed development is considered to be of a high-quality design and subject to conditions would preserve and enhance the character and appearance of the Conservation Area. The proposal is not considered to give rise to any significant adverse impacts to adjoining neighbouring occupiers. The new dwellings are considered to provide

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

4. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2018 policy 35)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2018 policy 35)

6. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

7. Notwithstanding the approved plans, the dwelling, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

8. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61)

9. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

10. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

11. Prior to the installation of any sills or lintels, large scale drawings of details of new sills, lintels, etc. shall be submitted to and approved in writing by the Local Planning Authority. Sills, lintels, etc. shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

12. Prior to the installation of any door furniture, full details of all new, altered or retained restored door furniture [door handles, locks (including electronic types and their ancillary equipment, cover plates, etc.), hinges, glazed faceplates, escutcheon plates, powered door equipment including activation buttons, finger and kick plates, etc.] including the means of fixing, surface finishes and the like shall be submitted to and approved in writing by the submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61)

13. No making good of exposed areas revealed by demolition, alteration or repairs shall take place until full details of the proposed work has been submitted to and approved in writing by the local planning authority. Making good shall then take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

14. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

15. No timber boarding shall be erected until full details of the boarding, jointing, finishing [painting, staining or self-colour] have been submitted to and approved in writing by the Local Planning Authority. Timber boarding shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

16. Prior to the installation of any gates, full details of gates, gate piers, pier capstones, etc. including materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Gate and entrance works shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

17. Prior to installation of any windows, full details of the colours to be used are to be submitted to and approved in writing by the Local Planning Authority. Colours should be specified by means of the RAL or British Standard (BS 4800: 1989) systems and not by means of manufacturer's trade names. External joinery shall thereafter be painted / stained / finished only in accordance with the approved colours.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

18. Prior to the demolition of the historic outbuilding, full details (to a large scale) of the dismantling methodology, surveys of the existing outbuilding and replacement outbuilding construction (including details of pantiles, timber frame, etc.) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

19. Prior to occupation of the new dwellings, a plan shall be submitted to and approved in writing by the Local Planning Authority detailing the proposed specification, number and locations of internal and / or external bat boxes within the site. The bat boxes shall be installed prior to the occupation of the dwellings and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan (2018) policy 70).

20. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

21. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure forward of the principal elevation shall be erected within the curtilage of the dwellinghouse(s) without the granting of specific planning permission.

Reason: To protect the visual amenity of the neighbourhood and in the interests of highway safety (Cambridge Local Plan 2018 policies 55 and 81).

22. Prior to the occupation of the development, hereby permitted, the curtilages of the approved dwellings and retained flat shall be fully laid out and finished in accordance with the approved plans. The curtilages shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

23. Prior to the occupation of the dwellings, details of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. The number and locations of these fire hydrants will be determined following a risk assessment and with reference to guidance within the National guidance Document on the Provision of Water for Fire Fighting 3rd Edition published January 2007. The fire hydrants will be installed and retained thereafter in accordance with the approved details.

Reason: To ensure adequate water supply provision for firefighting.

24. Prior to the occupation of the first dwelling, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 (For Adoption) Policy 28).